

SITE PLAN COMMITTEE

JULY 23, 2013

1. ROLL CALL

The meeting was called to order at 4:05 p.m. Committee members present were Chair Michael Crowley, Vice-Chair Bob Breslau, Gus Khavanin, and Casey Lee. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, and Lisa Edmondson recording the meeting. Harry Venis was absent.

Ms. Lee made a motion, seconded by Mr. Khavanin, to excuse member Mr. Venis. In a voice vote, with Mr. Venis being absent, all voted in favor. **(Motion carried 4-0)**

2. APPROVAL OF MINUTES

None.

3. APPLICATIONS

Quasi-Judicial

3.1 SP 13-100 Plaza at Davie, *generally located on the southwest corner of State Road 84 and Hiatus Road (B-2)*

Mr. Abramson, representing Town staff, provided the staff report. The owners are requesting sign design variation from Section 12-246 to allow two additional letter colors to the existing tenant wall signage criteria for the shopping center. The Town Code limits wall signage lettering to two colors only, and approval of the request would allow for a total of four-letter colors including red, blue, green, and white. Mr. Abramson noted that staff believed that the application did not demonstrate compliance with the criteria set forth by Section 12-246, and recommended against the request.

Bill Powell, Vice President of Asset Management for Konover South Development Corporation, the owners of Davie Plaza, explained that they originally thought red and green would be sufficient for the sign. However, over the last few years, they had noticed other national tenants using multi-colors for their signs and wished to maintain the national tenants in the plaza. They wanted to add up to four colors to accommodate them. He noted that some existing signs have the blue and white colors in them. Mr. Powell added that several companies are waiting to sign leases pending the outcome of this hearing.

Chair Crowley asked if there is a monument sign on the main highway, and Mr. Powell answered affirmatively, noting there are two such signs that can handle about six tenants. There is directory signage inside the site.

Vice Chair Breslau wondered if the committee could grant a variance to the code, and Mr. Abramson responded that it is a variation from code, not a variance. It does not go to the Town Council for approval, but staff makes the ultimate decision after considering this committee's recommendation.

Ms. Lee was curious whether the sign color for Dialysis Center was red or brown, and Mr. Powell stated it was a dark red. Mr. Powell said that the Dialysis Center had been a tenant for over 15 years, before the uniform sign requirements were established. Mr. Abramson said that if the request were approved, the tenants would have to use a consistent shade of red. He added that similar requests have been approved in the past for one additional color, and anchor stores do not have any limitation on the number of colors.

Vice Chair Breslau was concerned that if this request was approved, others who had been denied in the past may come back for approval. He agreed that nationally recognized stores should be allowed to present their logo in its original color, but did not think the Town should

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permit all of the stores to use any or all of the four colors in their signage. He also expressed dislike for the proliferation of tall banner signs in the shopping center. Mr. Powell said he would like to see the approval conditional on removal of banners, sandwich boards, etc.

Ms. Bazinet stated that Tower Shops was allowed three colors.

Mr. Khavanin wondered which of the two shades of red or blue would be chosen, and Mr. Powell said they would have to submit a particular shade for the two colors.

Vice Chair Breslau made a motion, seconded by Mr. Khavanin, to allow one additional color (three total) and for national tenants to have the ability to have any color of logo that is nationally recognized. Motion was not voted upon.

Mr. Abramson pointed out that logos for the national chains are permitted, and the limitations only apply to signs. The logo must stay within 15% of the total signage area.

Vice Chair Breslau made a motion, seconded by Mr. Khavanin, to approve one additional color (the owners can decide which color that should be), and that they supply to the Town staff color samples so they are consistent on all three colors going forward. In a voice vote, with Mr. Venis being absent, all voted in favor. **(Motion carried 4-0)**

3.2 Site Plan Modification SPM-73 Chase Bank University & Griffin, 7900 Griffin Road
(B-2)

Chair Crowley noted that the applicant had waived the Quasi-Judicial process.

Ms. Bazinet, representing staff, recalled the site plan was originally approved as part of the shopping center plan. The applicant is reducing the area from 4,000 to 3,550 square feet, which will change the parking and landscaping, and modify the drive-through lanes. The changes meet all government regulations. Ms. Bazinet stated that this matter will not be heard by the Town Council, but will be decided by staff after recommendation by this committee.

Chair Crowley asked about the status of the master plan for the shopping center. In particular, he was concerned because the dry retention areas and the landscaping buffer are being prepared by the shopping center. Ms. Bazinet said the shopping center has permits for some of the modifications.

Edward McDonald, Bohler Engineering, stated that the dry retention area would be provided by the owner (the shopping center) prior to Chase Bank coming in. Chair Crowley was concerned that the bank might be built before the modifications were made. Mr. McDonald stated that they cannot go in until the modifications are made to the parking lot. There is an agreement with the owner, and Mr. McDonald thought the owner was currently working on his construction bonds.

Mr. Khavanin confirmed that the parking would meet the regulations, and Ms. Bazinet explained that the parking calculations were part of the master plan approval. Ms. Bazinet added that the outside modifications were also approved as part of the master plan.

Mr. Khavanin felt that the driveway configuration (northbound going out on the west side of the bank) was unsafe. Mr. McDonald commented that the driveway has been approved as part of the master plan and they are already constructing it. Chair Crowley suggested to staff that the Engineering Department address the matter. Vice Chair Breslau clarified that the problem was where the two-way has to make a right turn, and drivers may end up going the wrong way. Mr. Abramson stated that staff will look into it, particularly making sure signage is visible.

Mr. Khavanin asked if the drive-throughs would be connected to each other or separate, and Danlys Hernandez (architect with BDG Architects) said they are all connected.

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Ms. Lee verified that the owners would be paying \$7,145 for tree mitigation as stated on the plan. She stated that there is a root barrier shown on the plan and wanted to make sure the details would be implemented on the site. She said she did not see anything happening on the exterior as far as landscaping, and expressed concern that there were no canopy trees on the islands. She wanted there to be a buffer on Griffin and University. Ms. Lee recommended a condition to approval that no Certificate of Occupancy would be granted until the perimeter landscaping is done.

Ms. Lee also suggested that the same landscaper do the work both for the Chase site and the shopping center for consistency of "look." She would like to see a different plant substituted for the 41 liriop plants - she suggested flax lily, as it has a better long-term effect. Ms. Lee also mentioned the viburnum around the dumpster, suggesting viburnum awabuki instead (starting with 36 inches or taller).

Further, Ms. Lee wanted to make sure the irrigation plan is submitted before permitting and that sod would be installed to the edge of the road.

Mr. Khavanin wondered if the five feet on the drawing (Section A-a, sheet SP-3) was for the sidewalk or for the sidewalk and curb combined. Mr. McDonald said the sidewalk was five feet and the curb was separate, and Mr. Khavanin requested that they modify the sidewalk measurement on the plan to five feet, exclusive of the curb (eight inches).

Ms. Lee wondered if the color shown of exterior brick was true, commenting that they have been promoting a particular type of brick (stack stone) in the Town and hoped to see that on the building. Ms. Hernandez said they are using block in a neutral off-white, not brick-sized. Ms. Lee thought it was too bright for the corridor, and wanted it to blend in. Ms. Hernandez commented that Chase Bank also has their own standard look. She added they have incorporated some features such as a plantation-size lawn, in order to blend. Vice Chair Breslau suggested using stack stone on two columns to match the monument sign. Ms. Hernandez said they could look into how they could incorporate that feature.

Councilmember Starkey joined the meeting briefly.

Vice Chair Breslau mentioned there were no entrance lights for the building and asked for architectural lights, one on each side of the front doors.

Chair Crowley pointed out a typo regarding the name of the owner and also a typo regarding Griffin Road. He noticed there was landscape encroachment in the drainage easement, which was not desirable.

Vice Chair Breslau made a motion, seconded by Mr. Khavanin, to approve, subject to the following conditions:

- 1) That all master plan changes in the shopping center will be completed prior to the issuance of the Certificate of Occupancy for the Chase Building;

- 2) That, on landscaping, the owner will substitute 41 liriopes with 41 flax lilies; and also replace the viburnum with viburnum awabuki that is 36 inches or taller at the dumpster location;

- 3) That all sod will be to the edge of the road throughout the site;

- 4) That Section A-A on page SP-3 show that the sidewalk alone must be five feet;

- 5) That the applicant will add a stacked stone veneer on the two columns of the front entrance in a color and style to be determined by the applicant that is consistent with the existing architectural design;

- 6) That the monument sign shall be a stone veneer material that matches those column accents consistent with the exhibit that the committee provided to staff;

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7) That they will add two architectural lights on each side of the front entrance on the columns;

8) And, that they will adjust the plans so that no plants other than grass shall be in the drainage easements.

In a voice vote, with Mr. Venis being absent, all voted in favor. **(Motion carried 4-0)**

3.3 Site Plan Modification SPM 13-55, Eat at Joe's Plaza at Davie, 3995 Davie Road
(RAC - TC)

Ms. Bazinet introduced the application, noting it is a request to renovate an existing commercial building which has been vacant for many years. The renovated building will house two fast-food establishments with additional outdoor seating.

Referring to the survey, Mr. Khavanin asked if the driveway along 41st street is the existing or proposed driveway. Ms. Bazinet replied that the one on the side is proposed. She said CRA worked with staff to mitigate traffic concerns on the entrances.

Joseph Stadlen, applicant, Managing Member of the Eat at Joe's Plaza, LLC, 5100 Hollywood Boulevard, Hollywood introduced himself; Dana Klein, also Managing Member of Eat at Joe's Plaza, LLC, introduced herself. Mr. Khavanin asked if the land had been platted. Mr. Stadlen did not know, but did say there are currently three entrances off 41st Street. He pointed out the entrances on a photo.

Ms. Lee reminded staff that applicants are removing two black olive trees, which need to be mitigated, with an average cost of \$3,500 per tree. She also mentioned that an irrigation plan needs to be submitted for the building permit.

Mr. Khavanin was concerned about traffic backing up near the sidewalk on the south side of the property, and wondered if they were lacking parking spaces. Ms. Bazinet commented that they meet the requirement. Mr. Khavanin continued there is no room to turn around for a vehicle that is parked on the right hand side of the southern portion of the parking. Mr. Stadlen noted that they exceed the parking requirements, and Mr. Khavanin suggested taking out at least two parking spaces on the end. Discussion ensued about how to solve the problem, with the conclusion being to take out two parking spaces, but stripe and sign them.

Mr. Khavanin noted that the light poles mentioned in Schedule Note #17 were not on the drawing. Mr. Stadlen responded that they are existing.

Mr. Khavanin asked about the curb transition mentioned in Schedule Note #16 on page C-1, and Mr. Stadlen said it is not necessary to have that.

Mr. Khavanin wondered where the dumpsters would be and did not want them visible from the street. Mr. Stadlen replied they would need to keep the doors/gates closed.

Mr. Khavanin was curious what the three dots on the northeast corner represented, and Mr. Stadlen answered those were the existing water meters.

Another concern that Mr. Khavanin had was that the notes on the drawings were illegible. Mr. Stadlen explained that those notes were on the overlay from the original survey. What is legible is what is being proposed.

In response to a question, Mr. Stadlen noted that the gutters would go on the street side along Davie Road.

Mr. Khavanin brought up the lighting plans and pointed out that 7-0 lighting is not allowed in the location noted. Mr. Stadlen said they had three light fixtures to choose from to accommodate the western theme. Ms. Bazinet stated that the "zero" requirement was for light adjacent to the residential area. Mr. Abramson commented that the rule is from "use to use," not

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the right-of-way (as it pertains to Davie Road). He added he will have to research the measurement for the north side of the property.

Vice Chair Breslau made a motion, seconded by Ms. Lee, to approve, subject to the following conditions:

1) That the applicant will submit its irrigation plans prior to construction;

2) That the applicant will stripe out the two parking spaces on the northeast corner of the parking plan in the main parking lot for vehicular turnarounds only; signage will also be indicated that no parking is allowed in those two spaces; however, they shall not be counted off of the parking count;

3) That on Sheet C-1, Schedule of Notes, # 16 is deleted;

4) That the staff will clarify the notes in the northwest corner that says "landscape area," and will verify that they are accurate and do not affect the plan being approved;

5) That the applicant will verify site lighting locations.

In a voice vote, with Mr. Venis being absent, all voted in favor. **(Motion carried 4-0)**

3.4 Site Plan Modification SPM 13-122, Hobby Lobby, 1901 University Drive (B-2 [Old Code])

Ms. Bazinet announced that his request is for the renovation on the existing commercial building occupying approximately 55,000 square feet opening, a portion of the former K-Mart store, now vacant. Ms. Bazinet noted that this will not be heard by Town Council.

Carlos Gonzalez, Barranco Gonzalez Architecture, 1950 Southeast 4 Avenue, Fort Lauderdale, said he is the architect representing the landowner. With him was Wayne Friar from Hobby Lobby (construction).

Vice Chair Breslau provided a history of the property, noting that K-Mart had not done anything architecturally to the building and thought the proposed modifications would be beneficial to the building if it could be renovated to be design consistent with the rest of the shopping center.

Mr. Khavanin noticed an existing sanitary sewer manhole on the sketch of the survey on Sheet 2 of 3, and wondered if they were going to build a new receiving area on top of that. Mr. Gonzalez said they were not planning to modify it, but Mr. Khavanin pointed out they cannot build on top of a utility. Mr. Gonzalez thought it was a clean-out, but if it were a manhole for the sanitary sewer, they would relocate it. It will be verified with staff.

Ms. Lee said she would like to see stack stone instead of brick on the façade. She looked at a sample and said that was not the stack stone. It was pointed out that brick is now being used in the shopping center as well as stucco and stone, and brick would probably be the most consistent material to use.

Ms. Lee wondered if the façade could be "dressed up" so it would not look so industrial. Discussion ensued on the current building design. Ms. Lee emphasized the need for something more attractive, as the center is at the entrance to the Town. Vice Chair Breslau expressed concern about other tenants coming in with different designs. Mr. Gonzalez said Whole Foods has signed a lease for the remainder of the space and are reputedly going to match the existing façades.

Ms. Lee felt designing the center piecemeal was not a good idea and felt there should be communication with all the tenants. She added that landscaping does not meet the landscape code. Mr. Gonzalez commented that the landscape plans are part of a different application. Ms. Lee pointed out there are trees that should be removed, non-working irrigation, and the Davie

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entry sign on the northeast corner of the parcel is "horrendous." Mr. Gonzalez continued that they understand the concerns and are working on them. They are in the process of meeting with the Town's landscape person. Ms. Lee asked staff to permit her to review the landscape plans.

Vice Chair Breslau wondered if the landscaping would be underway on the balance of the shopping center when they start the Hobby Lobby. Mr. Gonzalez said they need to submit for a site plan amendment to include façade work for Whole Foods and site improvements.

Scott Ireland, The Ireland Companies, 12000 Biscayne Boulevard, Miami Shores, commented that the improvements would also be for the Hobby Lobby section, not just for Whole Foods. Mr. Gonzalez clarified that the entire site would be improved under the next application. Mr. Ireland remarked that Hobby Lobby came along months before they knew Whole Foods would be coming in. He continued that he, as landlord, will be doing the work on the parking lot renovation, landscaping, and the sign. Mr. Ireland added that timing is the crux of the plan, noting they will be making the parking lot improvements when Whole Foods comes in. Mr. Gonzalez stated that Whole Foods is happy to blend in, as each of their stores can be different. However, he feared that the other stores would look out of place.

Vice Chair Breslau made a motion, seconded by Mr. Khavanin, to approve subject to the following conditions:

1) That on the survey sheet (2 of 3), the sanitary manhole (if it is such) and there is a structure on top of it, it will need to be relocated (to be verified by Mr. Gonzalez and staff);

2) That in the event that the owner of the shopping center does not submit a site plan request for the balance of the building which includes the upgrades to the landscaping of the shopping center within 90 days, then the landlord of the shopping center agrees that it shall submit those plans separately and will be part of this approval;

3) That the shopping center owner will repair and upgrade and maintain the existing Davie signs on the northeast corner of the property as part of this conditional approval;

4) That the applicant shall re-review their façade design for the rib walls which may include applying stone or brick façade to portions of the walls or additional architectural features on the walls and submit them to staff, who then will resubmit them to the Site Plan Committee at a later date for final review;

5) That the applicant will use its best efforts to coordinate a consistent architectural design on those rib walls with the adjacent tenant who will be coming into the shopping center so there is consistency in the design.

In a voice vote, with Mr. Venis being absent, all voted in favor. **(Motion carried 4-0)**

Mr. Quigley, Planning and Zoning Manager, sought clarification on what exactly would be coming back to the Site Plan Committee, and Vice Chair Breslau said it would be the elevations for Hobby Lobby. Vice Chair Breslau said it would be coming back for a courtesy review after staff gets a look at it. Ms. Bazinet stated that when they get the Whole Foods packet, they can show the elevation of the whole building. Vice Chair Breslau wanted Hobby Lobby to talk to the landlord, present the plan and modifications and ask if those would be consistent with the plans of Whole Foods. It was noted the Mr. Gonzales would act as intermediary to work with both architects and builders.

Ms. Bazinet asked the committee if they wanted to see the revisions before the Whole Foods application or with the Whole Food application. Vice Chair Breslau suggested they address it at the next normally scheduled meeting.

4. OLD BUSINESS

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None.

5. NEW BUSINESS

5.1 Sunny Lake Bird Sanctuary Expansion, Keith Pursell, Public Works Project Manager, *Generally located on the southwest corner of 54 Terrace and 48 Street.*

Mr. Pursell was going to give a presentation, but was unable to attend.

Motion made by Ms. Lee, seconded by Mr. Khavanin, to table until the next meeting. In a voice vote, with Mr. Venis being absent, all voted in favor. **(Motion carried 4-0)**

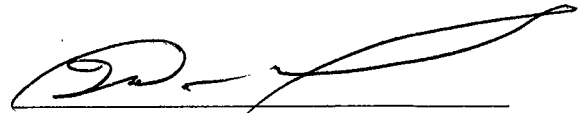
6. COMMENTS AND/OR SUGGESTIONS

None.

7. ADJOURNMENT

Upon motion duly made and seconded, the meeting was adjourned at 5:44 p.m.

Date Approved: _____



Chair/Committee Member